



Presented by:  
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**For Approval**  
**R2985812**  
Board: F  
Townhouse

**19274 FAIRWAY DRIVE**  
Cloverdale  
Cloverdale BC  
V3S 5M8

Residential Attached  
**\$669,900 (LP)**  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$669,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1978</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>47</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-15</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,338.28</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>001-694-481</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>Greenside Estates</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
  
Renovations: **Partly**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **650m** Dist. to School Bus: **500m**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 202 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW1218 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vaulted Ceiling**

Finished Floor (Main): <b>576</b>	Units in Development: <b>276</b>	Tot Units in Strata: <b>276</b>	Locker:
Finished Floor (Above): <b>438</b>	Exposure: <b>Southwest</b>	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Self Managed</b>	Mgmt. Co's #: <b>604-530-6169</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$383.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,014 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,014 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht: # of Levels: <b>2</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No short term rentals</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'6 x 6'5			x	1	Above	4	No
Main	Dining Room	8' x 12'2			x	2			No
Main	Living Room	13'9 x 12'2			x	3			No
Main	Kitchen	11'7 x 9'2			x	4			No
Main	Laundry	12' x 6'7			x	5			No
Above	Bedroom	12'2 x 8'5			x	6			No
Above	Primary Bedroom	13' x 9'7			x	7			No
Above	Walk-In Closet	6'4 x 3'10			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

**Welcome to Greenside Estates - a hidden gem on the Surrey/Langley border. This 2-bed, 1-bath end unit townhome features an updated kitchen w/modern finishes & stainless steel appliances, upgraded bathroom, 2 side-by-side parking stalls, & ample storage. Start your day w/a morning coffee in the bright kitchen, greeted by the serene songs of birds; end your day on the brand new, sun-soaked deck in the private, southwest facing backyard - perfect for summer BBQs! This complex boasts a parklike setting w/beautiful green grounds & awesome amenities; located just mins away from schools, shopping, recreation, & transit -including the upcoming skytrain extension. Well maintained complex w/a healthy contingency, plus - no size/breed restriction on dogs. Join this genuinely friendly community today!**